55962

E 85023 JUL 20 1984

HILLSIDE PLACE

3rd. PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION: THIS IS A SUBDIVISION OF ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 50, RANGE 33, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, HILLSIDE PLACE, 2ND PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 8, HILLSIDE PLACE, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 0°-54'-56" EAST ALONG SAID EAST LINE, A DISTANCE OF 32.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 88°-13'-07" WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 108.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH CHERRY STREET, AS NOW ESTABLISHED; THENCE SOUTH 1°-46'-53" EAST ALONG SAID EAST LINE OF NORTH CHERRY STREET, A DISTANCE OF 55.00 FEET; THENCE SOUTH 74°-40'-35" EAST, A DISTANCE OF 111.71 FEET; THENCE SOUTH 0°-54'-56" EAST, 120.14 FEET; THENCE SOUTH 89°-08'-43" EAST, A DISTANCE OF 251.18 FEET; THENCE NORTH 0°-54'-22" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°-08'-43" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH HOLMES STREET, AS NOW ESTABLISHED; THENCE NORTH 26°-07'-29" WEST ALONG SAID WEST LINE OF NORTH HOLMES STREET, A DISTANCE OF 67.33 FEET; THENCE NORTH 89°-08'-43" WEST, A DISTANCE OF 129.40 FEET; THENCE NORTH 0°-54'-22" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 31, SAID HILLSIDE PLACE, 2ND PLAT; THENCE NORTH 89°-08'-43" WEST ALONG SAID SOUTH LINE, 80.00 FEET TO A POINT ON THE EAST LINE OF NORTH KENWOOD AVENUE, AS NOW ESTABLISHED; THENCE NORTH 89°-05'-38" WEST ALONG THE EASTERLY PROLONGATION AND SOUTH LINE OF LOT 15, SAID HILLSIDE PLACE, 2ND PLAT, A DISTANCE OF 158.81 FEET TO THE POINT OF BEGINNING. CONTAINING 1.72 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "HILLSIDE PLACE 3RD PLAT".

STREETS: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY SO DEDICATED.

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN KANSAS CITY, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (U/E). WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES), NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED UPON INFORMATION PROVIDED BY KANSAS CITY, MISSOURI USING A COMBINED GRID FACTOR OF 0.999901539.

PARK NOTES: THE DEVELOPER ELECTS TO PAY TO THE CITY OF KANSAS CITY, MISSOURI THE SUM OF ONE THOUSAND SEVEN HUNDRED SEVENTY-FOUR DOLLARS AND FIFTY-TWO CENTS ($1,774.52) IN LIEU OF REQUIRED PARK DEDICATION FOR NINE (9) SINGLE FAMILY UNITS PURSUANT TO SECTION 31.52 CODE OF GENERAL ORDINANCES, AS AMENDED.

IN TESTIMONY WHEREOF: BROADWAY CONSTRUCTION COMPANY, A MISSOURI CORPORATION, HAS BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED THIS 20 DAY OF December, 1983.

BROADWAY CONSTRUCTION COMPANY

BY Lavern D. Stilwell
LAVERN D. STILWELL, PRESIDENT

ATTEST: Myra Lee Stilwell
MYRA LEE STILWELL, SECRETARY

STATE OF MISSOURI }
COUNTY OF CLAY } SS

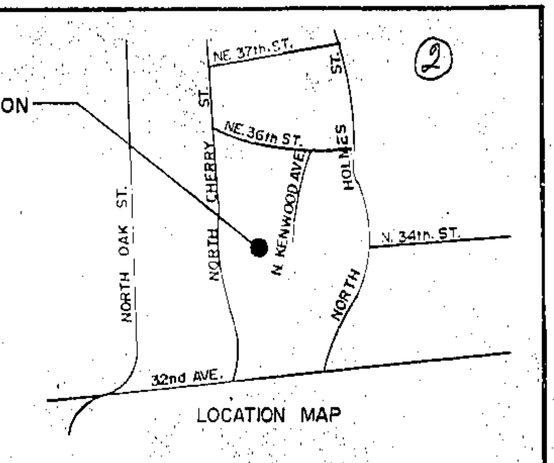
ON THIS 20th DAY OF Dec., 1983, BEFORE ME PERSONALLY APPEARED LAVERN D. STILWELL, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF THE BROADWAY CONSTRUCTION COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID LAVERN D. STILWELL ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

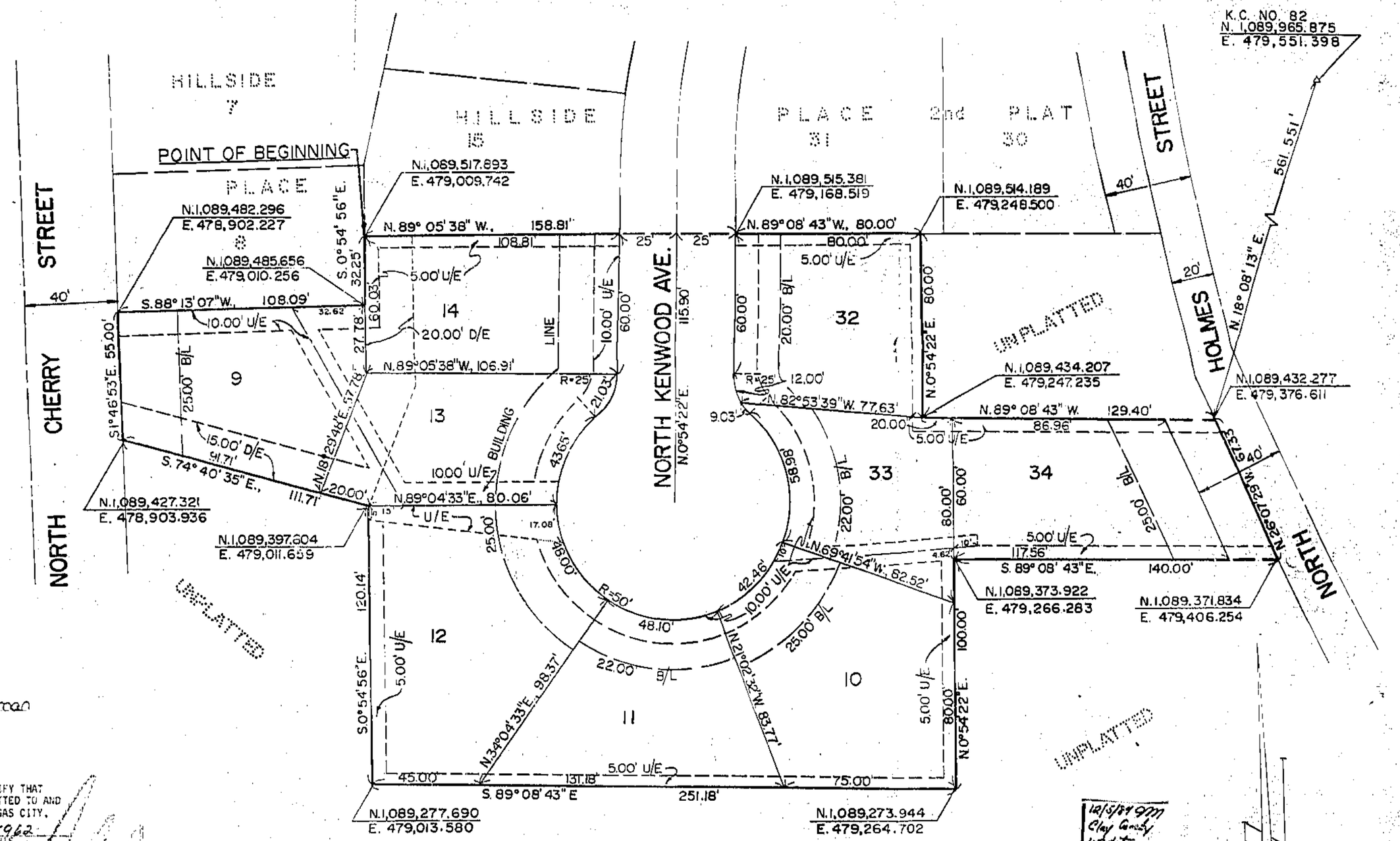
MY COMMISSION EXPIRES January 25, 1987 — Barbara L. Bowman, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE — Barbara L. Bowman, PRINT NAME

I certify that this Record
Filed for Record this 20 day of July
A.D., 19 84 at 11 o'clock AM minutes 44
and recorded in Book 20 at page 32
Witness WM. A. ELDRIDGE, Recorder
By May Manes, Deputy

GRADE POINT	NORTH KENWOOD AVENUE	ELEVATION
330.22 FEET SOUTH OF THE SOUTH LINE OF NORTHEAST 36TH STREET		148.39'
264.32 FEET SOUTH OF THE SOUTH LINE OF NORTHEAST 36TH STREET		145.14'
164.32 FEET SOUTH OF THE SOUTH LINE OF NORTHEAST 36TH STREET		153.94'
	NORTH HOLMES STREET	
253.00 FEET SOUTH OF THE SOUTH LINE OF NORTHEAST 36TH STREET		168.04'
221.83 FEET SOUTH OF THE SOUTH LINE OF NORTHEAST 36TH STREET		169.45'
	NORTH CHERRY STREET	
410.00 FEET SOUTH OF THE SOUTH LINE OF NORTHEAST 36TH STREET		104.53'
355.00 FEET SOUTH OF THE SOUTH LINE OF NORTHEAST 36TH STREET		106.60'



LOCATION MAP



CITY PLAN COMMISSION
APPROVED
ROBERT R. LUTZ, CHAIRMAN
RICHARD E. DUNCAN, SECRETARY

PUBLIC WORKS
APPROVED Dec. 23 1983
DON D. HURLBERT, CITY ENGINEER
APPROVED 12-23-83
MYRON D. CALKINS, DIRECTOR
ENTRY NO. 830688

CITY COUNCIL: THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 55962 DULY AUTHENTICATED AS PASSED THIS 10th DAY OF February, 1984.

RICHARD L. BERKLEY, MAYOR
E. RICHARD BRENNEMAN, CITY CLERK

CERTIFICATION: THE PLAT AND SURVEY OF "HILLSIDE PLACE 3RD PLAT", WERE EXECUTED BY ANDERSON SURVEY COMPANY, INC. 6412 EAST 87TH STREET, KANSAS CITY, MISSOURI.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE AND THAT THE REGULATIONS GOVERNING SUBDIVISIONS OF LAND ISSUED BY THE KANSAS CITY, MISSOURI PLAN COMMISSION HAVE BEEN COMPLIED WITH IN FULL.

DATE 12/14/83 BY James S. Anderson
JAMES S. ANDERSON, MISSOURI REGISTERED LAND SURVEYOR NO. 1726

12/5/89 GIS Clay County Update

Clay County Missouri Land Survey Document
http://www.ClayCoGov.com